

**LINDEN PUBLIC HOUSING AUTHORITY
BOARD OF TRUSTEES MONTHLY MEETING
SEPTEMBER 10th, 2025, 5:30 pm**

MEETING MINUTES

1. CALL TO ORDER

2. FLAG SALUTE

3. STATEMENTS/NOTICES

- **STATEMENT OF ADEQUATE NOTICE:** In accordance with the New Open Public Meeting Act N.J.S.A. 10:4-6 et seq., The Housing Authority of the City of Linden (HACL”) Board of Commissioners meeting will be held on **SEPTEMBER 10th at 5:30 PM**. The meeting will be held in person at the Ann J. Ferguson Towers, Community Room, 1601 Dill Avenue, Linden NJ 07036.
- **NOTICE** In addition to the listed items on this agenda, this Board may discuss and act upon others.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD		X			

4. MOTION TO APPROVE THE MINUTES FOR THE MEETING HELD ON AUGUST 13TH AND AUGUST 21ST

Motion /ROLL CALL

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	M	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN, VICE CHAIR	S	X			
YVONNE BOYD		X			

5. FINANCE REPORT:

- Motion to Authorize the payment of bills.

Motion/ROLL CALL

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN, VICE CHAIR	M	X			
YVONNE BOYD	S	X			

6. MOTION TO CLOSE MEETING AND GO INTO EXECUTIVE SESSION

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR	M	X			
YVONNE BOYD	S	X			

7. Motion to come out of Executive Session:

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	M	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR	S	X			
YVONNE BOYD		X			

8. Motion to re-open meeting:

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ	S	X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	M	X			

9. Resolution revised the property manager job description to include social services certification.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT	M	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	S	X			

10. RESOLUTION TO APPROVE TAPinto Linden, Union County Local Source and Star Ledger as our preferred advertising companies.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT	S	X			
GARY MANNUZZA					X
PETER MATLOSZ	M	X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD		X			

11. Resolution to approve the board meeting dates for the 2026 calendar year.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT	M	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	S	X			

12. RESOLUTION TO INCREASE THE BID THRESHOLD WITH A QPA TO \$53,000 AS OF JULY 1ST 2025 N.J.S.A. 40A: 11-3

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	M	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	S	X			

Meeting - Adjourn Meeting

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	M	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			

YVONNE BOYD	S	X			
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ALL IN FAVOR